

**WORK DESCRIPTION  
HOUSING REHABILITATION PROGRAM  
HOUSING DEVELOPMENT DIVISION  
CITY OF COLORADO SPRINGS**

---

**NAME:** Charlene Taylor

**ADDRESS:** 125 S. Institute

**PHONE:** 719-633-6890

**DATE:**

**CONTRACTOR:**

**ADDRESS:**

**PHONE:**

**HOME MOD NO.:**

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

---

**Owner**

**Date**

---

**Owner**

**Date**

---

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

---

**Contractor**

**Date**

---

**Group**    Permits and Testing

**1    Building Permits:**

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ \_\_\_\_\_

**2    Lead Based Paint: Window & Door Installation**

Reference attached LBP Report and obtain detailed estimate from abatement contractor including staging and overall interior or exterior space requirements, scheduling/time requirements, and homeowner access/exclusion during LBP process to bathroom, bedrooms, and kitchen. GC to include in bid amount for content manipulation (moving of furniture etc).

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the job site and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or equivalent prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ \_\_\_\_\_

---

**Group**    Site

---

**3 Site Work:**

Install a trench drain from the backyard, along the north side of the lot, to the front yard to divert excess water due to sloped lot.

- 1) Grading - create flat grades for landscape wall construction in rear portion of lot
- 2) Landscaping Wall - Dry stack concrete wall blocks to create short wall (2'-3') for newly leveled area across majority of backyard width, provide weepholes in blocks for drainage into rock swale.
- 3) Trench, Fill, and Drain Components - use geotextile fabric to line trench bottom and fill with two layers of rock, with the top layer approved by the homeowner to enable an easy walking surface.
- 4) Catch Swale in Front Yard - create drainage area in front yard
- 5) Shrub Removal - Remove selected shrubs around perimeter to accommodate ramp, drain, and prevent foundation damage. If possible, replant large shrubs at front elevation in rear, shrubs in front elevation to be removed for placement of aluminum ramp.
- 6) Create grade away from foundation (after foundation block parge coat)
- 7) Chain link Fence - install 90' lineal feet of 6' chain link fence on north and east back yard property line. Provide (2) gates for access to the alley and to the front yard.
- 8) Prep Beneath Front Deck - Provide grading and drainage upon front deck demo and after stem wall parge.

Maintain all slope and drainage requirements regarding neighboring property and public right-of-ways.

\$ \_\_\_\_\_

---

**Group Exterior**

**4 Gutters:**

Install new gutters and appropriate blocking/backing where necessary for installation.  
Connect downspouts to swale system where applicable and provide extensions to splash blocks for other areas.  
Create special downspout and termination under new deck for valley at front door.

\$ \_\_\_\_\_

**5 Parge Concrete Block Stem Wall & Repair Chimneys**

Parge coat foundation at front elevation and other necessary areas with colored concrete to match existing, dig down slightly below grade to ensure gaps in blocks are addressed.  
Repair and paint both chimneys.

\$ \_\_\_\_\_

## 6 Windows: Vinyl

Remove and replace all windows with new vinyl thermal break units. Installation to include complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required. **(Note: See Lead Based Paint Report)**

\$ \_\_\_\_\_

## 7 Doors: Main Entry and Rear

Replace main Entry door with 6 panel insulated fiberglass in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or eq polished brass lever type keyed knobset with single cylinder deadbolt keyed alike. Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

\$ \_\_\_\_\_

## 8 Doors: Storm

Replace storm door with Larsen or eq vented type with locking hardware. Owner to select from standard finishes.

It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

\$ \_\_\_\_\_

## 9 Electrical: Replace Fixture

Replace and install motion light to SE corner of home.

\$ \_\_\_\_\_

## 10 Ramp: Aluminum

Provide (2) 10' sections of aluminum ramp with railing and (1) '5x8' platform/landing per RS drawings/layout. Ramp specifications must meet 750 lb capacity or 100 psf uniformly distributed.

\$ \_\_\_\_\_

**11 Carpentry: Wood Deck, Landing & Steps**

Construct front deck to accommodate aluminum ramp, per RS design. Create similar, slightly smaller deck design (8' x 10') and build 5'x5' wood landing (instead of aluminum), with steps. Construct deck to PPRBD specs using Redwood Tone Pressure Treated (MCA) Lumber.

(Note: Remove deck, repair stem wall, install downspout drain, fill/grade, set posts, construct deck)

\$ \_\_\_\_\_

-----  
**Group** Interior

**12 Carpeting: Front and Living Room**

Provide and install builder-grade cut pile carpet over foam pad with tack strip at front room and dining room. Homeowner to select from color palette that blends with existing.

Installation to include trimming of doors as required for proper operation, repair or replacement of tack strip as required, installation of concealed hook strips at all dissimilar materials, and removal of all used goods from site.

\$ \_\_\_\_\_

**13 Miscellaneous Touch Up Painting:**

Repair and repaint plaster wall areas where paint is cracked or has flaked off and does not contain LBP.

\$ \_\_\_\_\_

**14 Electrical: Smoke & CO Detectors**

Install smoke and CO detectors in all locations required by PPRBD.

\$ \_\_\_\_\_

-----  
**Group** Kitchen

**15 Plumbing: Replace Kitchen Faucet, and Disposal**

Replace faucet with Delta or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include 3/4 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ \_\_\_\_\_

**16 Electrical: Kitchen Receptacles**

Replace existing Kitchen countertop receptacles with GFCI protected devices and install (2) new GFCI protected receptacles.

Install a new receptacle behind the gas range.

\$ \_\_\_\_\_

**17 Appliances:**

Replace range with 30" gas free-standing unit, with front controls for accessibility.

Base bid to include all labor and materials required for removal, disposal, and installation of new appliance.

\$ \_\_\_\_\_

**18 Repair Exterior Penetration under Kitchen Sink Cabinet:**

Repair exterior wall penetration under kitchen sink due to vermin, re-skin back of base cabinet.

\$ \_\_\_\_\_

**Group Bathroom**

**19 Bathroom: Flooring**

Install water resistant pad and carpeting for bathroom. Owner to select from standard colors.

\$ \_\_\_\_\_

**20 Plumbing: Shower Pan with Surround**

Replace tub/shower with 30" white fiberglass end drain shower pan with 4" curb. GC to verify length prior to ordering. Bids to include rework of drain piping as needed.

Replace shower wall finishes with 3/8" cultured marble surround. New shower surround to extend 72" above shower pan & to include (1) recessed soap dish & (1) angled corner shelf. Owner to select from standard colors & to coordinate with contractor on location of soap dish & shelf.

\$ \_\_\_\_\_

**21 Plumbing: Shower Mixer with Handheld**

Replace tub/shower valves with single-handle mixer in chrome (Shower only). Substitute adjustable hand-held shower mounted on 24" slide bar for fixed head. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ \_\_\_\_\_

**22 Specialties: Folding Shower Seat w/ Legs**

Provide & Install (1) folding padded foam shower seat with related 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

\$ \_\_\_\_\_

---

**23 Specialties: Stainless Steel Grabbars**

Provide & Install (1) 42" stainless steel grabbar at back shower wall.

Provide and install (1) each 18" vertical stainless steel grabbars at left and right-hand shower walls, and (1) 24" stainless steel grabbar at shower side wall above folding seat.

Provide and install (1) 24" horizontal stainless steel grabbar at WC sidewall.

All horizontal grabbars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

\$ \_\_\_\_\_

**24 Plumbing: Right Height WC**

Provide and install (1) white American Standard right-height WC. Bids to include replacement of angle stop (chrome finish) and supply line (braided metal or white). GC to provide receipt to Owner for CSU rebate. Substitutions must meet EPA water-sense and ANSI 117 standards.

\$ \_\_\_\_\_

**25 Carpentry: Cabinetry**

Provide a vanity base cabinet with integrated counter top and wall cabinet above toilet in bathroom to provide equivalent storage to existing.

\$ \_\_\_\_\_

**26 Carpentry & Drywall: Bath**

Remove recessed cabinet above current shower, frame and drywall opening.

\$ \_\_\_\_\_

**27 Painting: Bath**

Prep and paint bath walls and ceiling with (2) coats satin interior latex, use mold resistant paint. Owner to select from standard off-white colors.

Prep and paint Bath door with related trim to match existing.

\$ \_\_\_\_\_

**28 Plumbing: Lav Fixture**

Provide and install (1) Delta or eq 500-DST 4" oc single handle lav set in chrome. Substitutions must meet EPA water-sense and ANSI 117 standards.

\$ \_\_\_\_\_

**29 Mechanical: Low Sone Bath Fan with Light**

Provide and install (1) Broan or eq low-sone bath fan with light and vent to exterior with sidewall termination kit.

Single pole switch to be located adjacent to existing switch for bath lighting.

\$ \_\_\_\_\_

**30 Electrical: Bath Vanity Fixture and GFCI**

Install light fixture above existing vanity mirror and install GFCI at left side of backsplash under mirror.

\$ \_\_\_\_\_

-----  
**Group** Laundry Area

**31 Laundry Area: Electrical**

Remove and replace power supply wiring to washer, with appropriate conduit. Currently wire path is exposed on exterior and directed through wall without conduit.

\$ \_\_\_\_\_

-----  
**Group** Crawl Space

**32 Plumbing: Replace Water Supply Piping**

Remove galvanized pipe in crawl space in all locations & replace with PEX. Replumb to comply with all relevant code provisions and to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines to individual fixtures. Plumbing contractor to coordinate related drywall removal with General contractor.

\$ \_\_\_\_\_

<b>Total Bid</b> \$ _____
---------------------------